644.79'

FOUND 2.5" ALUMINUM CAP WITH "X" STAMPED "GEODATUM INC LS 31976"

FOUND 5/8" REBAR WITH -

YELLOW PLASTIC CAP

STAMPED "DRS 31445"

FOUND 5/8" REBAR WITH -

STAMPED "DRS 31445"

YELLOW PLASTIC CAP

8"=163 14(N)

-FOUND 5/8" REBAR WITH

STAMPED "CRONES 29537"

ATUM INC 31976"

S 31445"



## TITLE RESTRICTIONS:

VICINITY MAP

SCALE 1" = 1,000

THIS SITE IS SUBJECT TO AN EASEMENT AND RIGHTS INCIDENTAL THERETO GRANTED TO THE CITY OF ISSAQUAH TO INSTALL MAINTAIN AND OPERATE IMPROVEMENTS ON THE LAND AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 9709080408 AND IS SHOWN HEREON. THIS SITE IS SUBJECT TO THE RESERVATIONS AND RECITALS CONTAINED IN THE DEED RECORDED

THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2952010.

THIS SITE IS SUBJECT TO AN UNRECORDED EASEMENT FOR A TWENTY FOOT WIDE ASPHALT ROAD OVER THE EASTERLY PORTION OF THE PROPERTY.

AFFECTING THE MCFERON PARCEL: THIS SITE IS SUBJECT TO AN EASEMENT AND RIGHTS INCIDENTAL THERETO GRANTED TO PUGET SOUND POWER & LIGHT COMPANY FOR AN ELECTRIC TRANSMISSION AND/OR DISTRIBUTION SYSTEM AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2775300 THE LEGAL THE DESCRIPTION CONTAINED WITHIN SAID INSTRUMENT IS INSUFFICIENT TO DETERMINE THE EASEMENT'S EXACT LOCATION WITHIN THE SITE.

THIS SITE IS SUBJECT TO THE RESERVATIONS AND RECITALS CONTAINED IN THE DEED RECORDED UNDER RECORDING NUMBER 2920690.

THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NUMBER 2920690.

## LEGAL DESCRIPTION:

PETERSEN PARCEL: A PARCEL OF LAND IN THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 24 NORTH. RANGE 6 EAST, W M, IN KING COUNTY, WASHINGTON DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1,209.51 FEET SOUTH OF AND 1,320.29 FEET WEST OF THE NORTHEAST CORNER OF SECTION 33. TOWNSHIP 24 NORTH. RANGE 6 EAST. W M, IN KING COUNTY, WASHINGTON, SAID POINT BEING THE SOUTHWESTERLY CORNER OF A TRACT OF LAND SOLD TO W C JENKS, THENCE NORTH 88'54'25" WEST 23.01 FEET: THENCE SOUTH 1'24'15" EAST 198 FEET: THENCE SOUTH 89'00' EAST 636.35 FEET; THENCE NORTH 3'21' EAST 103.68 FEET; THENCE SOUTH 88'54'25" EAST 176.57 FEET TO THE MOST EASTERLY POINT OF THIS TRACT; THENCE NORTH 61'23' WEST 106.01 FEET; THENCE NORTH 29'30' WEST 51.50 FEET; THENCE NORTH 88'54'25" WEST ALONG THE SOUTHERLY BOUNDARY OF THE W C JENKS TRACT 672.63 FEET TO THE PLACE OF BEGINNING;

EXCEPT THAT PORTION CONVEYED TO THE CITY OF ISSAQUAH BY AUDITOR'S FILE NUMBER 9408260846, IN KING COUNTY, WASHINGTON.

## MCFERON PARCEL:

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 24 NORTH, RANGE 6 EAST, WILLAMETTE MERIDIAN, IN KING COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT 1407.01 FEET SOUTH OF AND 1348.14 FEET WEST OF THE NORTHEAST CORNER OF SECTION 33; THENCE SOUTH 01'24'15" WEST 132 FEET; THENCE SOUTH 89'00' EAST 644.95 FEET; THENCE NORTH 02'20' WEST 132.24 FEET; THENCE NORTH 89'00' WEST 636.35 FEET

## SURVEYOR'S NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP PERTAINING TO THE PETERSEN PARCEL HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 0045162-04 DATED JULY 2, 2015. ALL TITLE INFORMATION SHOWN ON THIS MAP PERTAINING TO THE MCFERON PARCEL HAS BEEN EXTRACTED FROM CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NUMBER 0045161-04 DATED JULY 1, 2015. IN PREPARING THIS MAP, D.R. STRONG CONSULTING ENGINEERS INC. HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS D.R. STRONG CONSULTING ENGINEERS INC. AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY REFERENCED CHICAGO TITLE INSURANCE COMPANY COMMITMENTS. D.R. STRONG CONSULTING ENGINEERS INC. HAS RELIED WHOLLY ON CHICAGO TITLE COMPANY REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE D.R. STRONG CONSULTING

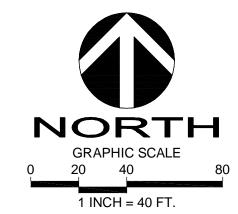
2. THIS SURVEY REPRESENTS VISIBLE PHYSICAL IMPROVEMENT CONDITIONS EXISTING ON MARCH 23, 2016. ALL SURVEY CONTROL INDICATED AS "FOUND" WAS RECOVERED FOR THIS PROJECT IN

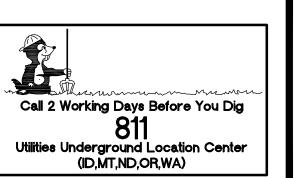
3. PETERSEN PARCEL EAST PROPERTY AREA = 4,833± SQUARE FEET (0.1110± ACRES). PETERSEN PARCEL WEST PROPERTY AREA = 128,801± SQUARE FEET (2.9569± ACRES). MCFERON PARCEL PROPERTY AREA = 84,540± SQUARE FEET (1.9408± ACRES). TOTAL PROPERTY AREA = 218,174± SQUARE FEET (5.0086± ACRES).

4. ALL DISTANCES ARE IN FEET.

5. THIS IS A FIELD TRAVERSE SURVEY. A LEICA FIVE SECOND COMBINED ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

6. UTILITIES OTHER THAN THOSE SHOWN MAY EXIST ON THIS SITE. ONLY THOSE UTILITIES WITH EVIDENCE OF THEIR INSTALLATION VISIBLE AT GROUND SURFACE ARE SHOWN HEREON. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE UTILITY LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS SHOWN HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. D.R. STRONG CONSULTING ENGINEERS INC. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.



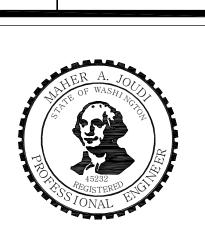


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D.R. STRONG CONSULTING ENGINEERS

ENGINEERS PLANNERS SURVEYORS 620 - 7th AVENUE KIRKLAND, WA 98033 O 425.827.3063 F 425.827.2423



DRAFTED BY: CYW DESIGNED BY: CYW PROJECT ENGINEER: MAJ

DRAWING: C1

DATE: **08.30.2018** 

PROJECT NO.: 14118

SHEET: **1** OF **10**